171.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	952,200 / 952,200
					USE VALUE:	952,200 / 952,200
					ASSESSED:	952,200 / 952,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PUSTEJOVSKY JAMES D
Owner 2:	
Owner 3:	
Street 1:	59 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PUSTEJOVSKY JAMES D & JOHN/TRS -
Owner 2:	CATHIE A MARQUSEE TRUST -
Street 1:	59 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,568 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1906, having primarily Wood Shingle Exterior and 2056 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11568.000	415,300		536,900	952,200
Total Card	0.266	415,300		536,900	952,200
Total Parcel	0.266	415,300		536,900	952,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 463.08 | /Parcel: 463.0

Legal Description

User Acct 113567

GIS Ref

GIS Ref

Insp Date 07/31/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 171.0-0004-0005.0

!13270!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	415,200	0	11,568.	536,900	952,100	952,100	Year End Roll	12/18/2019
2019	101	FV	315,400	0	11,568.	536,900	852,300	852,300	Year End Roll	1/3/2019
2018	101	FV	325,600	0	11,568.	475,600	801,200	801,200	Year End Roll	12/20/2017
2017	101	FV	325,600	0	11,568.	398,900	724,500	724,500	Year End Roll	1/3/2017
2016	101	FV	325,600	0	11,568.	398,900	724,500	724,500	Year End	1/4/2016
2015	101	FV	308,600	0	11,568.	345,200	653,800	653,800	Year End Roll	12/11/2014
2014	101	FV	308,600	0	11,568.	333,700	642,300	642,300	Year End Roll	12/16/2013
2013	101	FV	308,600	0	11,568.	317,600	626,200	626,200		12/13/2012

PRINT

Date	Time
12/11/20	03:15:18

LAST REV

Date	Time
08/09/18	17:58:56

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13270

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PUSTEJOVSKY JAM	69134-87		4/13/2017	Convenience	1	No	No		
PUSTEJOVKY JAME	66890-97		3/4/2016	Convenience	1	No	No		
PUSTEJOVKY JAME	66870-36		3/1/2016	Convenience	1	No	No		
PUSTEJOVSKY JAM	55015-193		7/20/2010	Convenience	99	No	No		Cathie Ann Marqusee d.o.d. 9/15/2015 bk 66870
PUSTEJOVSKY JAM	55015-176		7/20/2010	Convenience	99	No	No		
PUSTEJOVSKY JAM	43675-401		9/8/2004	Convenience	99	No	No		
	20226-195		11/1/1989		323,000	No	No		Y

USER DEFINED

Prior Id # 1:	113567
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2005	407	Addition	150,000			G7	GR FY07	
8/19/1998	596	Manual	7,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	Inspected	CC	Chris C
6/7/2018	MEAS&NOTICE	BS	Barbara S
10/31/2008	Meas/Inspect	189	PATRIOT
4/20/2006	Permit Visit	BR	B Rossignol
2/10/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	243	PATRIOT
7/21/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11568		Sq. Ft.	Site		0	70.	0.66	8									536,928						536,900	

Total AC/HA: 0.26556 | Total SF/SM: 11568 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 536,928 | Spl Credit | Total: 536,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	ROSE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1906	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13331413
Const Adj.:	1.00739920
Adj $ / SQ:	142.712
Other Features:	107722
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	510178
Depreciation:	94893
Depreciated Total:	415285

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

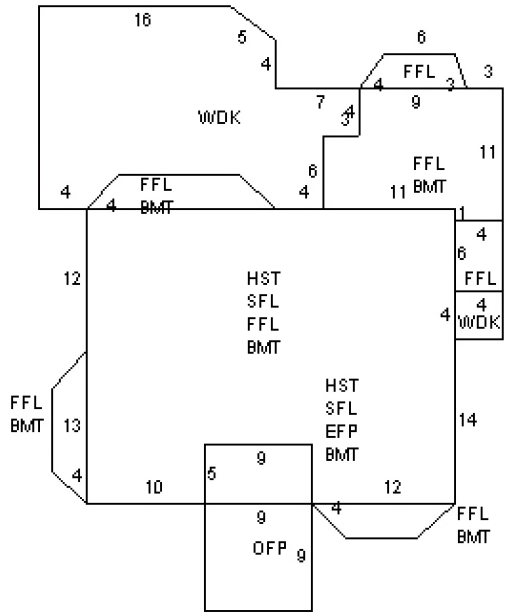
No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	156.98
Special Features:	0	Val/Su Net:	113.10
Final Total:	415300	Val/Su SzAd	191.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,010	142.710	144,140
BMT	Basement	1,008	42.810	43,156
SFL	Second Floor	775	142.710	110,602
HST	Half Story	388	125.590	48,665
WDK	Deck	365	8.800	3,214
OFP	Open Porch	81	37.140	3,009
EFP	Enclos Porch	45	73.140	3,291
	Net Sketched Area:	3,672	Total:	356,077
Size Ad	2172.5	Gross Are	4059	FinArea 2056

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 171.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	